

KELSO CITY COUNCIL
7:00 P.M.

MARCH 16, 2004
REGULAR MEETING

Pastor Chris Davis of the Kelso Nazarene Church gave the invocation. Mayor Gregory led the flag salute. Mayor Gregory called the Regular Meeting of the Kelso City Council to order. Councilmembers in attendance were: Gregory, Chester, McDaniel, Wheeler, Keolker, Johnson, and Student Representative Megan Wells. Councilmember Slater was absent.

Minutes: Upon Motion by Councilmember Johnson and being seconded by Councilmember McDaniel, 'Approve the minutes of the 3/2/04 Regular Meeting,' motion carried, all voting yes.

PROCLAMATION:

Mayor Gregory proclaimed the month of April 2004 as "CASA/GAL Child Advocate Month" in the City of Kelso. Marilyn DuVall, Ireda Grohs, and Louise Thompson represented CASA, which is now in its 10th year.

APPOINTMENT:

With Council's consensus, Mayor Gregory appointed Carlos Mendoza to a five-year term on the Library Board.

STUDENT REPRESENTATIVE:

Megan Wells: 1) I gave a presentation at the sophomore orientation so I couldn't be at the last Council meeting. 2) Spring sports started March 1. Golf, tennis, softball and baseball have all started. Our first track meet will be in April. 3) Tolo is next Friday and the theme will be Ancient Mediterranean. 4) Last weekend the Drama Department performed the Woody Allen play, "Don't Drink the Water." Additional performances will be March 19 and 20 at 7:30 at Barnes Elementary. 5) Construction at the High School is moving along. The library has been completed and they are in process of shelving the books. The lobby is nearing completion. 6) ASB elections will be in about a month.

CONSENT AGENDA:

Auditing of Accounts: \$1,727,318.61

Liquor License Renewals: 1) Kelso Bridge Market; 2) American Legion; 3) Azteca; 4) Maltese Bar and Grill; 5) B.P.O. Elks Kelso Lodge 1482
6) B.P.O. Elks Kelso Lodge 1482

*Ol Tima' Tavern was stricken. The new privilege was approved 2/17/04

Upon Motion by Councilmember McDaniel and seconded by Councilmember Keolker, 'Approve the Consent Agenda and the Auditing of Accounts for \$1,727,318.61,' motion carried, all voting yes.

MOTION ITEMS:

Consideration of \$4,000 Funding Recommendation of the LTAC for the Columbia River Chamber Orchestra: Upon Motion by Councilmember McDaniel and seconded by Councilmember Johnson, 'Approve a one-time contribution of \$4,000 from the Lodging Tax to provide advertising funds for the Columbia River Chamber Orchestra,' motion carried, all voting yes. Kaye Henderson, a member of the CRCO board, spoke about the tremendous opportunity we have to bring people to Kelso to hear this orchestra. Further discussion followed. Motion carried, all voting yes.

Ordinance #04-3533-Revise the Kelso Zoning Ordinance and Approval of Revisions to Official Zoning Map: The City Clerk read the proposed Ordinance by title only. Upon Motion by Councilmember McDaniel and seconded by Councilmember Keolker, 'Pass on 2nd Reading, 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE 3075, OF THE CITY; CHANGING, CREATING AND ELIMINATING ZONES AND ZONING BOUNDARIES; REPEALING CHAPTER 17.32 AND CREATING NEW CHAPTERS 17.40 AND 17.44 COMMERCIAL ZONES; REPEALING CHAPTER 17.44 AND CREATING A NEW CHAPTER 17.50 INDUSTRIAL ZONES; AMENDING ORDINANCE 3490 RENUMBERING AND AMENDING CHAPTER 17.48 TO BE DENOMINATED AS CHAPTER 17.60 DOWNTOWN DESIGN GUIDELINES; AMENDING ORDINANCE 3210 RENUMBERING AND AMENDING CHAPTER 17.50 TO BE DENOMINATED AS CHAPTER 17.70 SEXUALLY ORIENTED BUSINESS ZONE; AMENDING CHAPTER 17.56; REPEALING CHAPTER 17.60; AMENDING ORDINANCES 3287, 3323 & 3336 RENUMBERING AND AMENDING CHAPTER 17.64 TO BE DENOMINATED AS CHAPTER 17.48 SUPPLEMENTARY USE REGULATIONS; REPEALING CHAPTER 17.66 AND CREATING A NEW CHAPTER 17.88 WIRELESS COMMUNICATIONS FACILITIES; REPEALING CHAPTER 17.68; AMENDING ORDINANCE 3093 REPEALING CHAPTER 17.72 AND CREATING A NEW CHAPTER 17.100 PARKING AND ACCESS REQUIREMENTS; AMENDING ORDINANCE 3455 RENUMBERING AND AMENDING CHAPTER 17.76 TO BE DENOMINATED AS CHAPTER 17.154 NONCONFORMING LOTS, USES AND STRUCTURES; CREATING A NEW CHAPTER 17.104 LANDSCAPING REQUIREMENTS; ADDING REGULATIONS FOR PERMIT REVIEW, LEGISLATIVE PROCEDURES AND APPEALS; CREATING A NEW CHAPTER 17.136 CONDITIONAL USE PERMITS; AMENDING ORDINANCE 3332 RENUMBERING AND AMENDING CHAPTER 17.80 TO BE DENOMINATED AS CHAPTER 17.138 HEARING EXAMINER SYSTEM; CREATING A NEW CHAPTER 17.140 VARIANCES; REPEALING CHAPTER 17.84; CREATING NEW CHAPTERS

FOR REZONES AND COMPREHENSIVE PLAN AMENDMENTS; AMENDING ORDINANCES 3171, 3329 & 3245 RENUMBERING AND AMENDING CHAPTER 17.88 TO BE DENOMINATED AS CHAPTER 17.152 ANNEXATION REQUESTS; CREATING A NEW CHAPTER 17.166 ENFORCEMENT AND PENALTY; ADDING CERTAIN MISCELLANEOUS REGULATIONS; AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF KELSO, as amended from first reading.’ Further discussion followed. Motion carried all voting yes.

Ordinance #04-3534-Revise the Kelso Municipal Code-Chapter 2.68-Duties of the Board of Adjustment and Appeals: The City Clerk read the proposed Ordinance by title only. Upon Motion by Councilmember Johnson and seconded by Councilmember Keolker, ‘Pass on 2nd Reading, ‘AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCES 3418, 3417, 3333 & 3285 OF THE CITY; AMENDING CHAPTER 2.68 DUTIES OF THE BOARD OF ADJUSTMENT AND APPEALS,’ motion carried, all voting yes.

Ordinance #04-3536-Revise Chapter 17.20 of the Kelso Municipal Code: The City Clerk read the proposed Ordinance by title only. Upon Motion by Councilmember Chester and seconded by Councilmember Johnson, ‘Pass on 2nd Reading, ‘AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE 3508 OF THE CITY; AMENDING CHAPTER 17.20.070 REDUCING SIDE YARD SETBACK REQUIREMENTS ON CORNER LOTS; AMENDING CHAPTER 17.20.100 ADDING A REQUIREMENT FOR GARAGES CONSTRUCTED AS ACCESSORY BUILDINGS TO BE OF SIMILAR DESIGN, HEIGHT AND CONSTRUCTION AS THE MAIN STRUCTURE.’ Further discussion followed. Motion carried, all voting yes.

Ordinance #04-3535-Amending KMC 13.12.020 to Delegate the Authority of Airport Manager and Allow for Contracting with an Independent Contractor: The City Clerk read the proposed Ordinance by title only. Upon Motion by Councilmember Johnson and seconded by Councilmember Keolker, ‘Pass on 2nd Reading, ‘AN ORDINANCE OF THE CITY OF KELSO AMENDING SECTION 2.1 OF ORDINANCE NO. 3047, CODIFIED AS KELSO MUNICIPAL CODE 13.12.020, TO SPECIFICALLY STATE THE DELEGATED AUTHORITY OF THE AIRPORT MANAGER AND AUTHORIZE CONTRACTING FOR THE RESPONSIBILITIES OF THE AIRPORT MANAGER WITH AN INDEPENDENT CONTRACTOR.’ Further discussion followed. Motion carried, all voting yes.

Approval of Agreement for Consultant Services for Water System Vulnerability Analysis with Tetra Tech: Upon Motion by Councilmember McDaniel and seconded by Councilmember Keolker, ‘Approve the contract for the Water System Vulnerability Analysis with Tetra Tech.’ Further discussion followed. Motion carried, all voting yes.

Award Contract for East Allen Street Reconstruction Project with Ostrander Rock:

Upon Motion by Councilmember Keolker and seconded by Councilmember Wheeler, 'Award contract for East Allen Street Reconstruction Project to Ostrander Rock,' motion carried, all voting yes. Further discussion followed.

Award Contract for Replacement of Sewer Mains on 8th, 9th and Oak Street to Dent Construction:

Upon Motion by Councilmember McDaniel and seconded by Councilmember Keolker, 'Award contract including bid alternate 1 and bid alternate 2 to Dent Construction.' Further discussion followed. Motion carried, all voting yes.

Resolution No. 04-872 Declaring Certain Personal Property to be Surplus-Small Glassed Gable Formerly Used as a Bus Shelter:

The City Clerk read the proposed resolution by title only. Upon Motion by Councilmember Wheeler and seconded by Councilmember Chester, 'Approve Resolution No. 04-872, 'A RESOLUTION OF THE CITY OF KELSO, WASHINGTON, DECLARING CERTAIN PERSONAL PROPERTY OF THE CITY OF KELSO TO BE SURPLUS AND AUTHORIZING THE CITY MANAGER TO DISPOSE OF SAID SURPLUS PROPERTY IN A MANNER CONSISTENT WITH THE BEST INTERESTS OF THE CITY OF KELSO,' motion carried, all voting yes.

MANAGER'S REPORT:

Doug Robinson: 1) There was a newspaper article stating the new City Hall would be completed by June 22; however, the project is approximately six weeks behind schedule which would bring completion date to sometime in August. We are going to need additional contracts for furniture and audio/visual equipment. 2) We still have an opening on the Civil Service Commission. We have someone who is interested and hope to make the appointment soon. 3) I have handed out some information concerning the state of the radio system we have within Cowlitz County. Cindy Barnd, Director of the 911 Board, has been working hard trying to find grants to fund the replacement. The executive 911 board gave authorization to proceed (not purchase) investigating the prices. Thirteen agencies will be paying for this system costing approximately \$800,000. This will probably be a budget item Council will be looking at. 4) Concerning the Catlin property restrictions, I have asked Paul Brachvogel to do some checking. He reports failure to use the park as a park, the property would revert back to the Catlin family. We are not required to use the property as a swimming pool; however, it must be a park.

CITIZEN BUSINESS:

Clarence Patching, 141 N. Vista Way, inquired about a letter he received stating a lien would be put on his house because of an unpaid utility bill. He was instructed to see the City Attorney.

STAFF REPORTS:

Paul Brachvogel: Superior Dock Systems Northwest is the contractor in charge of the demolition for the Strand Hotel. The next court date to check the progress of this pending contempt issue will be Monday, March 22.

Veryl Anderson: We are already receiving money from vendors for the Highlander Festival. There's a lot of interest from out of town people already.

Dick Mueller: 1) The Tam O'Shanter master plan meeting was very positive. 2) Tam O'Shanter Park is a busy place right now with the start of baseball season. The park staff has been working very hard.

Jack Keolker: 1) The dugouts at Miller Field have been torn down because they were rotting. I am wondering if they are going to be rebuilt. 2) There are a lot of potholes in the park that need to be taken care of.

Hope Koistinen: No Report

Doug Taylor: No Report

David Sypher: 1) We are continuing our search for the airport manager position. 2) Susan and I reviewed the upcoming projects. One of the six projects alone justifies two new positions. We may recommend hiring another engineer and a survey technician. 3) Contract negotiations continue. They voted on a contract and we will report back to Council if they accept the proposal. 4) Toyota has reviewed the contract for fleet maintenance and we should be receiving it soon. 5) Cowlitz County will have a county-wide free dump the weekend of May 1st and 2nd. Kelso businesses and residents are encouraged to clean up our City.

Kent Anderson: 1) The Kelso Bridge Market will open May 2. We are starting to receive applications from vendors. 2) The preliminary work for the Strand Hotel demolition is in process. 3) The Downtown Revitalization Training Institute is May 5-7 in Tacoma. I would encourage anyone who can make it to attend.

COUNCIL REPORTS:

Todd McDaniel: The Kelso Youth Baseball kickoff tournament at Tam O'Shanter Park will be March 25 to 27.

Mark Chester: No Report

Kathleen Johnson: No Report

Joe Wheeler: Tam O'Shanter Park is getting busy. We are seeing more people in the park this year.

Don Gregory: Congratulations to Barnes Elementary! The remodel is complete and they are having an open house tonight.

Upon Motion by Councilmember Johnson and seconded by Councilmember McDaniel, 'Move to Adjourn,' motion carried, all voting yes. The meeting was adjourned at 8:40 p.m.

MAYOR

CITY CLERK

